



Guide Price £575,000

9 Howard Avenue, West Wittering, West Sussex, PO20 8EU







## 9 Howard Avenue, West Wittering, West Sussex, PO20 8EU



2



3



2

EPC



D



E

Situated in a sought after area to the west of East Wittering village centre, an extended 3 bedroom detached chalet style bungalow standing in established gardens with a south facing rear garden.

The property is well presented throughout and provides a comfortable home with double glazing, modernised kitchen, en-suite bathroom/shower room to the master bedroom and ground floor cloakroom/shower, gas fired central heating, car port, garage and workshop. Viewing is highly recommended.

**Entrance Hall**  
Cloaks cupboard

**Sitting Room**  
Twin aspect with feature open fireplace.

**Conservatory**  
With doors opening onto the paved patio area and rear garden.

**Kitchen**  
Comprising a range of floor and wall mounted cupboards and drawers with worktops and inset sink with cooker, dishwasher and refrigerator.

**Bedroom 2**  
Built in wardrobe cupboard.

**Bedroom 3**  
Built in wardrobe cupboard.

**Shower/Cloakroom**  
Comprising a shower, wash basin and wc.

**First floor**  
With stairs from the inner to the first floor.

**Bedroom 1**  
With a range of built in wardrobe and cupboards including access to eaves storage.

**Ensuite**  
Bath, shower, wc and wash basin.

**Outside**  
The property is approached via a gated driveway entrance with paved area and off road parking to front and side with carport, single garage and workshop adjoining. Access to rear garden which comprises a well maintained south facing and secluded rear garden with paved patio, lawn and flower/shrub borders.

**Council Tax**  
Band E

**EPC**  
Band D














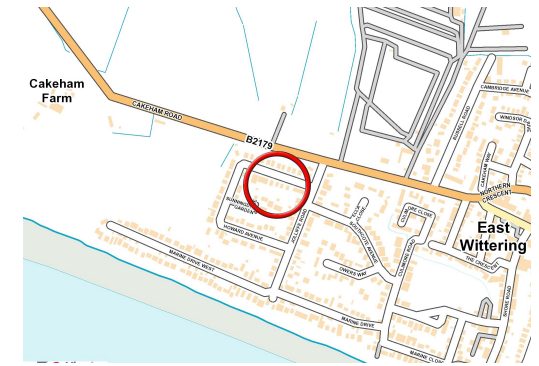




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**i** **NEAREST**

-  **SHOPS** 0.4 miles
-  **SCHOOL** 0.6 miles
-  **BEACH** 0.3 miles
-  **BUSES** 0.1 miles
-  **TRAINS** 7.4 miles





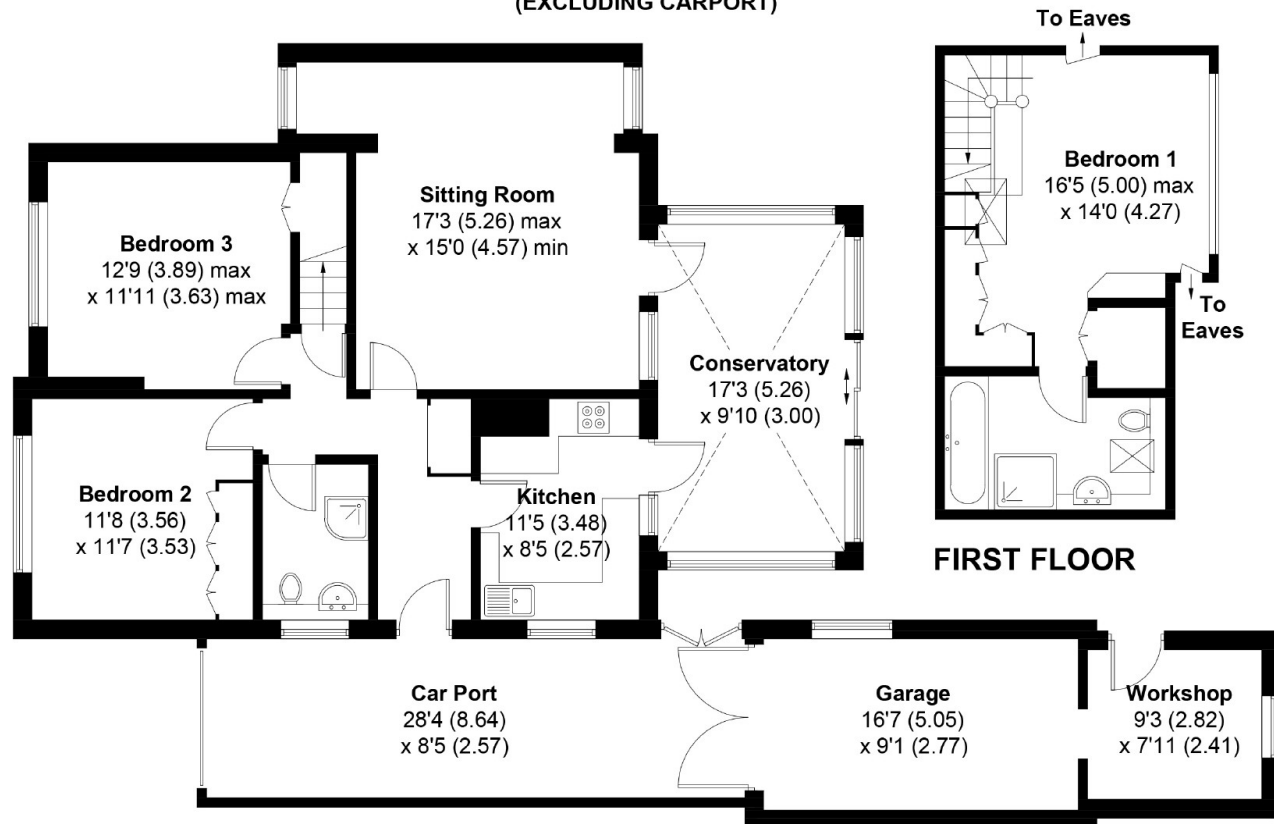
# 9 Howard Avenue, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 1348 SQ FT / 125.2 SQ M

GARAGE / WORKSHOP = 230 SQ FT / 21.4 SQ M

AREA = 1578 SQ FT / 146.6 SQ M

(EXCLUDING CARPORT)



## GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID427603)

Produced for Baileys Estate Agents

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17 Shore Road, East Wittering, Chichester, West Sussex, PO20 8DY

01243 672217

info@baileys.uk.com

www.baileys.uk.com

